

# On the Instruction of Barclays Bank

## LEASEHOLD INTEREST ONLY

### 47 North Road, Lancing, West Sussex BN15 9AU



- Prominent building
- Former Bank premises
- Flexible lease terms available

#### EPC

An EPC can be made available upon request.

#### Viewing

By appointment via this office:

#### Adam Caplan

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#### Location

Lancing is situated on the south coast about 9 miles west of Brighton and 2 miles east of Worthing. The town is well served by the A27, linking to the A23 and M23 Motorway, which in turn lead to London some 60 miles to the north. The property is situated adjacent to WH Smith and close to branches of Boots and NatWest in South Lancing's main shopping area.

#### Description

The property is arranged over ground floor, first floor and basement. The ground floor provides the main sales area with a strong-room and safe located at basement level. The upper parts of the property are within the bank's demise, used as a staff room and for general bank storage.

#### Accommodation

Basement	17.9 sq m	193 sq ft
Ground Floor	222.8 sq m	2,398 sq ft
First Floor	45.5 sq m	490 sq ft
<b>Total</b>	<b>286.2 sq m</b>	<b>3,081 sq ft</b>

#### Tenure

The property is held on an existing FRI lease due to expire 11/01/2022 at a passing rent of **£36,000** per annum exclusive. The lease is held inside the security of tenure provisions of the Landlord and Tenant Act 1954.

#### Consideration

Offers accepted on the basis of assignment or sub-lease at the passing rent.

#### Rates

We are informed by the Local Rating Authority that the current rateable value of the property is £24,000 and the rates payable are £11,520 per annum. The UBR for 2018/2019 is **48p**. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

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